
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: January 3, 2007

CONCEPT PLAN: CSP-06-004

TITLE: Camson Property

REQUEST: **CONCEPT PLAN APPROVAL**
For a three-story office building

ADDRESS: 13 Park Avenue

ZONE: CBD (Central Business District)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant/Developer: Camson Construction – Brian Cameron
Engineer: Macris, Hendricks, & Glascock – Paul Newman
Architect: Peter Cheung

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

- Exhibit 1: Site location map
- Exhibit 2: Application
- Exhibit 3: HPAC Meeting Minutes, May 4, 2006
- Exhibit 4: HDC Meeting Minutes, May 15, 2006
- Exhibit 5: Letter from Paul Newman, received December 20, 2006
- Exhibit 6: Preliminary elevations
- Exhibit 7: Concept site plan
- Exhibit 8: Olde Towner Master Plan, Sector 4
- Exhibit 9: Parking green space exhibit
- Exhibit 10: Preliminary forest conservation plan
- Exhibit 11: Preliminary storm water management concept plan

STAFF COMMENTS

This is a Concept Site Plan requesting the construction of a three-story office building with additional parking at 13 Park Avenue. The subject property is located south of Brookes Avenue and north of East Diamond Avenue in the Olde Towne District (Exhibit #1) and is zoned CBD (Central Business District).

The existing structure was evaluated by the Historic Preservation Advisory Committee (HPAC) and the Historic District Commission (HDC) for historical significance that would deem the building worth preserving in accordance with the Historic Preservation Ordinance of the City Code (24-226). Both the HPAC (Exhibit #3) and the HDC found there to be no evidence to support the historical designation of the building. The HDC granted approval of the demolition of the house with a condition that the HPAC conduct a courtesy review to make recommendations to the Planning Commission (Exhibit #4). At their December 7, 2006, meeting the HPAC held a preliminary review on the architecture of the building. A final recommendation from HPAC will be made at the time of the final site plan.

The applicant is proposing a three-story 9,000 square feet building and expanding the parking lot in the rear of the property. In accordance with the Olde Towne Master Plan, the applicant will be providing a five foot dedication on the north side of the property for a public alley and also an ingress/egress easement through the property that can provide a future connection to the existing parking lot on the Jacobs Property (Exhibit #8).

A parking space waiver will need to be granted at the time of final site plan. Currently, the applicant will be providing 28 spaces (26 on the property and two (2) on-street) while the Zoning Ordinance requires 30 spaces (Exhibit #5). Staff would support the parking space waiver because the applicant is preserving a specimen tree in the northeast corner of the lot and providing the aforementioned ingress/egress easements. A condition will be added to reflect the parking waiver at the time of final site plan.

Conclusion. Staff recommends to **GRANT CSP-06-004, a three-story office building at 13 Park Avenue, CONCEPT PLAN APPROVAL.**

SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
 and Article V of the City Code

Application #	CSP-06-004
Date Filed	11/19/06
Total Fee	\$740.00

- ☒ CONCEPT
☐ PRELIMINARY
☐ FINAL (MXD FEE APPLIES)
☐ SCHEMATIC DEVELOPMENT

1. SUBJECT PROPERTY

Project Name CAMSON CONSTRUCTION PROPERTY LOT 6
 Street Address 13 PARK AVENUE GAITHERSBURG, MD. 20877
 Zoning CBD Historic area designation ☐ Yes ☐ No
 Lot 6 Block 3 Subdivision _____
 Tax Identification Number (must be filled in) 00843125

2. APPLICANT

Name BRIAN CAMERON
 Street Address 13 PARK AVENUE Suite No. _____
 City GAITHERSBURG State MD Zip Code 20877
 Telephones: Work 301-670-0293 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) N/A
 Name of previously approved Final Plan (if applicable) N/A

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name PETER CHEUNG
 Architect's Maryland Registration Number _____ Telephone 301-774-2496
 Street Address 17213 WELFLEET DR. Suite No. _____
 City OLNEY State MD Zip Code 20832

Engineer's Name MACRIS, HENDRICKS & GLASCOCK
 Engineer's Maryland Registration Number 10660 Telephone 301-670-0840
 Street Address 9220 WIGHTMAN ROAD Suite No. 120
 City MONTGOMERY VILLAGE State MD Zip Code 20886

Developer's Name SAME AS APPLICANT Telephone _____
 Street Address _____ Suite No. _____
 City _____ State _____ Zip Code _____
 Contact Person _____

5. PROPERTY OWNER

Name SAME AS APPLICANT
 Street Address _____ Suite No. _____
 City _____ State _____ Zip Code _____
 Telephones: Work _____ Home _____

continued on reverse side

CSP-06-004
 #2
 PENNSA 800-631-8888

6. PRIMARY USE

☐ Mixed Use

☒ Non-Residential

☐ Residential

7. PROPOSED UNIT TYPE

☐ Mixed Use

☒ Office/Professional

☐ Restaurant

☐ Retail/Commercial

☐ Residential Multi-Family

☐ Residential Single Family

☐ Other

8. WORK DESCRIPTION

CONSTRUCTION OF 3 STORY OFFICE BUILDING
AND PARKING LOT

9. PROJECT DETAIL INFORMATION. Please supply the following information.

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1.	Site (square feet)	-	18,810
2.	Site Area (acres)	-	0.4318
3.	Total Number of Dwelling Units/Lots	-	1
4.	Height of Tallest Building	4 STORIES	3 STORIES
5.	Green Area (square feet)	N/A	12,836
6.	Number of Dwelling Units/Acre	-	-
7.	Lot Coverage (percent)	-	17.93%
8.	Green Area (percent)	-	32%
9.	Residential	-	-
a.	Single Family Detached # Units	-	-
b.	Single Family Attached # Units	-	-
c.	Multi-Family Condo # Units	-	-
d.	Multi-Family Apartment # Units	-	-
e.	Other	-	-
10.	Retail/Commercial Sq. Ft.	-	-
11.	Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft.	-	-
12.	Office/Professional Sq. Ft.	-	3000 x 3
13.	Warehouse/Storage Sq. Ft.	-	-
14.	Parking	30	31
15.	Shared Parking/Waiver		
16.	Other		
17.	Totals		

10. SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.
- Completed checklist.
- Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicants Name (please print) BRIAN CAMERON Telephone 301-670-0293

Applicant's Signature  Date 11-9-06

There was no other testimony presented in favor of or in opposition to the application.

Motion was made by Member Drzyzgula, seconded by Member Coratola, that the record on HAWP 99 be kept open to allow the contract purchaser to research his options and that the original 45 day deadline for action on the application be extended until the June, 19, 2006, Historic District Commission meeting.

VOTE: 5-0

III. RECOMMENDATION TO THE HISTORIC DISTRICT COMMISSION

Applicant: Brian Cameron
13 Park Avenue
Demolition of Main Structure

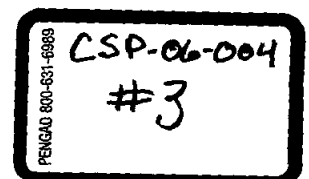
Member Coratola recused himself from the application due to the applicant currently working with him on a project.

Ms. Patula said that the applicant is requesting to demolish the structure and that members of HPAC and staff toured the site on May 2, 2006. She stated the goal of the HPAC will be to make a recommendation to the Historic District Commission for historical significance.

Mrs. Judith Christensen, historian and Senior Preservation Planner with the City of Rockville, provided background information on the property stating the home was constructed in 1939 and built by William McBain, a former Gaithersburg mayor. It was then sold to Joseph and Sally Boland who resided there until the mid-1960s. It remained in the Boland family until 2001. It is part of the streetscape on Park Avenue and a contributing street in the Olde Towne Business District.

Mr. Brian Cameron, applicant, has proposed to remove the structure and then apply to design and construct a new building to be more conducive to his type of business. He would not demolish the building until he has approval of a new design of the replacement building which would be between 9,000 to 12,000 square feet of space. In response to whether he had considered an addition, Mr. Cameron said that the structure has some structural problems, leaking in the basement, and it would not be financially advantageous to repair. He added that it does not meet any of the requirements of a historically significant structure and the criteria for historic designation as it is not an outstanding example of any particular style of home.

Member Drzyzgula did not find the building significant or distinguishable from others like it in the City. Member Bernstein said that the only significance is that it was one of the last homes constructed as part of the development on the street. Chairperson Arkin said that the building is attractive but not extraordinary, and it appears to have been altered over the years. Therefore, he would not be in support of historic designation.



Motion was made by Member Drzyzgula, seconded by Member Moyer, that HPAC finds that the property at 13 Park Avenue does not meet the criteria for historic designation.

VOTE: 5-0

(Member Moyer excused herself from the meeting at 9:21 p.m.)

THE HISTORIC PRESERVATION ADVISORY COMMITTEE
TOOK A SHORT RECESS AT 9:21 P.M.
IT RECONVENED AT 9:34 P.M.

IV. PRELIMINARY CONSULTATION

Applicant: Brendan O'Neill
11 Russell Avenue
Office-Towns Development, Site Modifications

Ms. Marsh said that this is a preliminary review and that the applicant has met with staff and reviewed all the planning/engineering components of the plans. The applicant has requested HPAC's review before submitting for both an amendment to final plan and historic area work permit.

Mr. Brendan O'Neill, applicant, is proposing to construct a new two-story four unit office building in the rear yard of the historic Brewster-Lipscomb House. The project will have a compatible elevation to the Brewster-Lipscomb House and include site development work, required parking and landscaping. He noted that the renovation/restoration of the main structure has received numerous awards.

Mr. Jeffrey Broadhurst, architect, said the proposal is to build a four-unit townhouse detached ten feet from the rear facade of the house. There will be the required number of parking spaces plus an additional three spaces. The addition will be highly respectful of the historic house on-site and be compatible to the existing home. The public view will be minimal from Russell Avenue looking in and the facade is designed to repeat the scale of the Brewster-Lipscomb house. The facade closest to the property line on the south side has a three-foot setback for easy accessibility and a six-foot fence, separating the properties, will hide the lower portion of the building. A bay window was added giving the facade a break and adding a shadow line. The materials will be in keeping with the original house including Hardi-plank and clad windows with historic proportions and details.

Chairperson Arkin was concerned with the lack of detailing on the west gable as one walking down Russell Avenue could see it through the neighboring porch. It was suggested that additional windows be added to the south elevation to break up the facade. Mr. O'Neill said there might be too many windows on the north elevation and more spontaneity of window placement would provide a more accurate copy of the original house. Member Drzyzgula



Gaithersburg

a CHARACTER COUNTS! City

**CITY OF GAITHERSBURG
MINUTES OF THE MAY 15, 2006
HISTORIC DISTRICT COMMISSION MEETING**

A meeting of the Historic District Commission was called to order at 9:01 p.m., Chair Katz presiding. Commissioners present: Alster, Edens, Marraffa, Schlichting and Sesma. Staff present: City Manager Humpton, Planners Patula and Marsh, City Attorney Borten and Administrative Assistant Stokes.

APPROVAL OF MINUTES

Motion was made by Commissioner Marraffa, seconded by Commissioner Sesma, that the minutes of a Historic District Commission meeting held May 1, 2006, be approved.

Vote: 6-0

CERTIFICATE OF APPROVAL

HAWP-98 (Retroactive) Applicant: Elizabeth Dolan, 106 Meem Avenue, Tree Removal

Motion was made by Historic District Commissioner Edens, seconded by Commissioner Alster, that the Historic District Commission, GRANT APPROVAL OF HAWP-98 (Retroactive) AND ISSUE THE CERTIFICATE OF APPROVAL, FINDING, BASED ON THE RECORD BEFORE HISTORIC PRESERVATION ADVISORY COMMITTEE (HPAC) AND FOR THE REASONS ARTICULATED BY HPAC, THAT THE APPLICATION MEETS THE SECRETARY OF INTERIOR STANDARDS HUMBER ONE.

Vote: 6-0

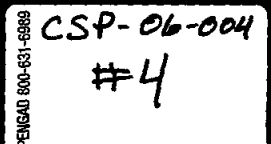
TAX CREDITS

- TCE-54, Arthur and Ann Ferguson, 19 Walker Avenue
- TCE-55, Robert and Cathy Drzyzgula, 16 Walker Avenue

Planner Patula stated that at the May 4, 2006 meeting of the Historic Preservation Advisory Committee (HPAC), the above two tax credit applications were reviewed and found to meet the criteria for the Montgomery County Ten Percent Property Tax Credit. She further stated that the HPAC also recommended that the format for the proposal/bill for TCE-54, be itemized.

Motion was made by Historic District Commissioner Alster, seconded by Commissioner Marraffa, that TAX CREDIT APPLICATION TCE-54, be approved.

Vote: 6-0



Motion was made by Historic District Commissioner Alster, seconded by Commissioner Marraffa, that TAX CREDIT APPLICATION TCE-55, be approved.

Vote: 6-0

POLICY DISCUSSION

Applicant: Brian Cameron, Representing 13 Park Avenue, LLC, Demolition Request for 13 Park Avenue (Boland House)

Planner Patula stated that the applicant filed a request for demolition in March 22, 2006, and currently the building is occupied by Camson Construction, Inc. She further stated that the application was forwarded to the Historic Preservation Advisory Committee (HPAC) in accordance with Section 24-231.1 of the City Code. Following a visit of the site by HPAC members, staff and representatives from Camson Construction, it was determined that the building is in excellent condition, but lacks up-to-date ADA requirements. Mrs. Patula stated that HPAC received the Maryland Historic Trust Inventory information, evaluated the site using the criteria for historic designation in Section 24-226 of the City Code, and unanimously found that the site does not meet any of the criteria for designation as a local historic site. She stated that the Historic District Commission (HDC) has the option of approving the demolition permit or holding a public hearing to receive additional information. If the HDC approves the demolition, HPAC has requested a courtesy review of proposed new construction to ensure compatibility of the surrounding structures. In response to a question, Mr. Cameron responded that if the demolition is approved, it would be replaced with a structure that is suitable with the current office use. Commissioner Alster expressed concern with the compatibility of the new structure, existing streetscape and adjacent structures. City Attorney Borten stated that HPAC will address the concerns during courtesy review, if the demolition is approved.

Motion was made by Historic District Commissioner Edens, seconded by Commissioner Marraffa, that the DEMOLITION REQUEST OF THE BOLAND HOUSE, 13 PARK AVENUE, be approved with the condition that HPAC conducts a courtesy review to make recommendations to the Planning Commission.

Vote: 6-0

ADJOURNMENT

There being no further business to come before the Historic District Commission, the meeting was duly adjourned at 9:14 p.m.

Respectfully submitted,

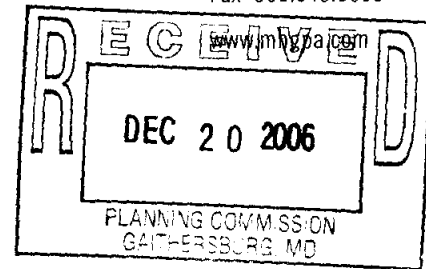
Doris R. Stokes 

Administrative Assistant



December 20, 2006

Ms. Jackie Marsh
City of Gaithersburg
Planning & Code Enforcement
31 South Summit Avenue
Gaithersburg, MD 20878

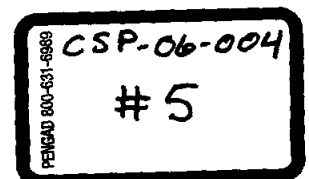


Re: Camson Property, Lot 6 Block 3
Gaithersburg CSP-06-004
MHG Project No. 2005.145.12

Dear Jackie:

We are hereby resubmitting the application for Concept Plan approval on behalf of Brian Cameron. The project was originally submitted on November 9, 2006. We subsequently received City comments and participated in a follow up meeting with City staff on December 7, 2006. Based on our discussions, we have addressed the City's concerns as follows:

1. We have eliminated the retaining wall formerly shown at the east end of the parking lot in order to provide a future connection to the existing parking lot on the Jacobs Property.
2. We have shown an additional dedication of 178 square feet at the northeastern corner of the property to facilitate the future improvement of the public alley and its connection to the aforementioned parking lot.
3. We show the sidewalk along the Park Avenue frontage to be improved to five feet in width.
4. We indicate that the existing apron and paving at the southwest corner of the property is to be removed.
5. Parking lot islands are a minimum of nine feet in width in order to contribute to the parking lot green space. An exhibit showing the parking lot green space calculations is included herein.
6. The stormwater management concept has been revised to show a storage based stormfilter device.
7. The grading and storm drain has been revised to allow a greater amount of surface runoff to enter the stormwater management facility.



Ms. Jackie Marsh
City of Gaithersburg
Re: Camson Property, Lot 6, Block 3
December 20, 2006
Page 2 of 2

8. The forest conservation plan has been revised to address City comments.
9. Afforestation is being provided through the planting of 2.5" dbh trees.

Other issues that have been noted:

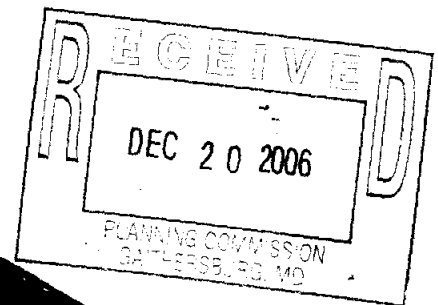
1. Building elevations have been revised as per comments of the Historic Preservation Advisory Committee.
2. In order to provide adequate parking lot green space, we were forced to eliminate three parking spaces. This puts us two spaces short of the 30 parking space requirement for this use and building square footage. The owner feels that the square footage proposed is the minimum necessary to make this project economically feasible. As such, we would like to request a waiver of Section 24-219 (b) of the City Zoning Ordinance as per Section 24-222A of said Ordinance.

I believe that this covers the outstanding issues regarding this project. If you have any questions or need any additional information, don't hesitate to email or give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul J. Newman", with a long horizontal flourish extending to the right.

Paul J. Newman
Principal



ROOF.

10'-0"

3RD FL.

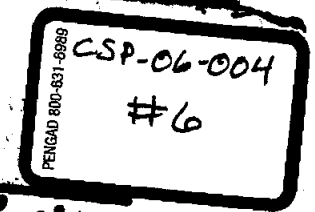
12'-0"

2ND FL.

14'-0"

1ST FL.

CONCEPT FRONT ELEVATION
13 PARK AVE. . GAITHERSBURG, MD. 1/8" = 1'-0"



Subject Property:
Lot 6, Block 3
Parcel and Proxies
Addition to Gaithersburg
Plat Book B, Plat No. 40
18,810 S.F. or 0.4318 Acres
Zoning Classification:
CBD - Central Business District
Supplementary Zoning:
Old Town District
Master Plan Designation:
Neighborhood 1, Sector 4
Property Address:
13 Park Avenue
Tax ID Number:
03-004-0125
Existing Use:
Office Building
Proposed Use:
Office Building

Area Tabulation

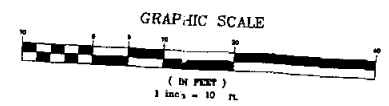
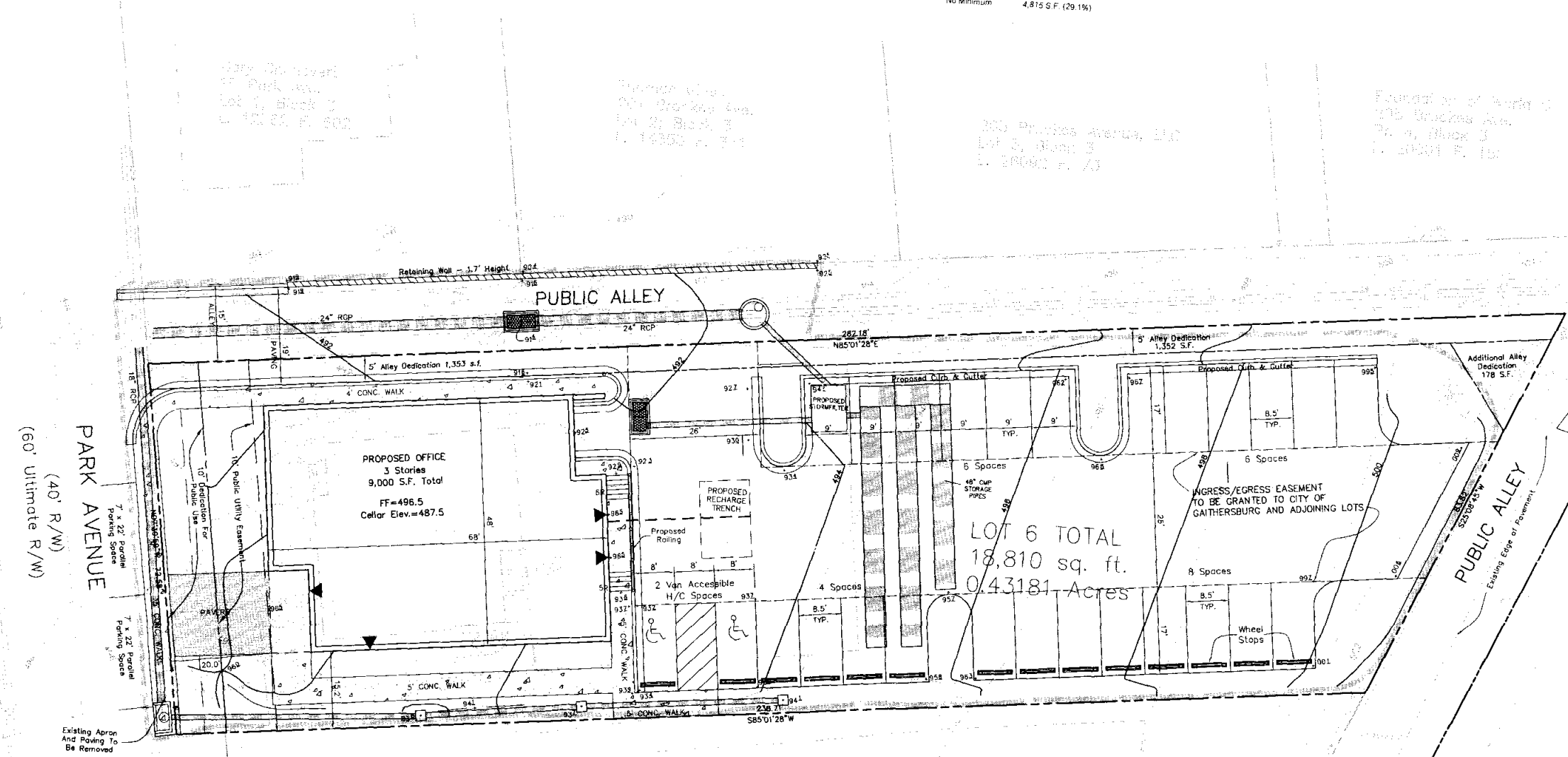
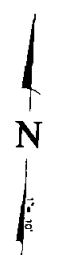
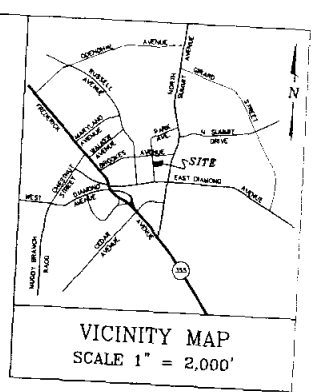
Total Lot Area =	18,810 S.F. or 0.4318 Acres
10' Wide Dedication to Public Use (Park Avenue) =	726 S.F.
5' Wide Public Alley Dedication =	1,353 S.F.
Additional Public Alley Dedication =	178 S.F.
Net Lot Area =	16,553 S.F. or 0.3800 Acres

Development Standards
(All Measurements Shown Are After Dedication)

	Required/Allowed	Proposed
Tract Area	No Minimum	16,553 S.F. or 0.3800 Acres
Maximum Building Height	4 Stories	3 Stories
Building Setback Requirements		
Front	No Minimum	150 Feet
Side	15 Feet	15.2 Feet
South (Abutting Lot with Windows)	No Minimum	0 Feet
North (Abutting Public Alley)	No Minimum	10 Feet
Rear	No Maximum	9,000 S.F.
Gross Floor Area	No Maximum	3,000 S.F. (18.1%)
Building Coverage	No Maximum	0.54
Floor Area Ratio	No Minimum	4,815 S.F. (29.1%)
Green Space	No Minimum	

Parking Tabulation

	Required/Allowed	Proposed
Parking Requirements	Office: 1 Space/300 S.F.	30 Spaces
Parking Breakdown	Standard (9' x 17')	6 Spaces
	Low Turnover (8'5" x 17')	18 Spaces
	Parallel (7' x 22') (On Street)	2 Spaces
	Handicap (8' x 17') (Van Accessible)	2 Spaces
Total Parking		28 Spaces
Parking Lot Area	No Maximum	9,109 S.F.
Parking Lot Green Space	10% or 911 S.F.	10.4% or 949 S.F.

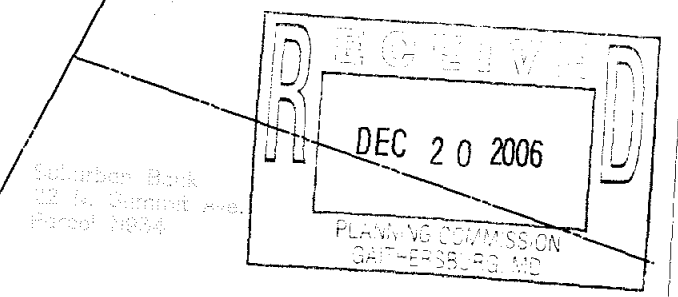


Call "Miss Utility"
Telephone 1-800-267-7777
For Utility Locations At
Least 48 Hours Before
Beginning Construction

ARCHITECT
Mr. Peter Cheung
17213 Wellfleet Dr.
Olney, MD 20832
ph. (301) 774-2496
fax (301) 774-2795

OWNER/DEVELOPER
Mr. Brian Cameron
13 Park Avenue
Gaithersburg, MD 20877
ph. (301) 670-0293
fax (301) 670-0495

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON:
APPLICATION NO. CSP-06-004 WAS GRANTED
CONCEPT SITE PLAN APPROVAL
WITH 1 CONDITIONS SEE S.U. LETTER
DATE DEC 20 2006 BY PLANNING COMMISSION
NOTE: ANY REVISIONS TO SIGNED IN AND MUST BE APPROVED BY THE PLANNING COMMISSION



TAX MAP FT 562 WSSC 224 NW 09

CONCEPT SITE PLAN
LOT 6 BLOCK 3
CAMSON PROPERTY
PLAT BOOK B PLAT 40
9TH ELECTION DISTRICT - MONTGOMERY COUNTY

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wighman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone: 301.670.0840
Fax: 301.948.0693
www.mhga.com

CSP-06-004
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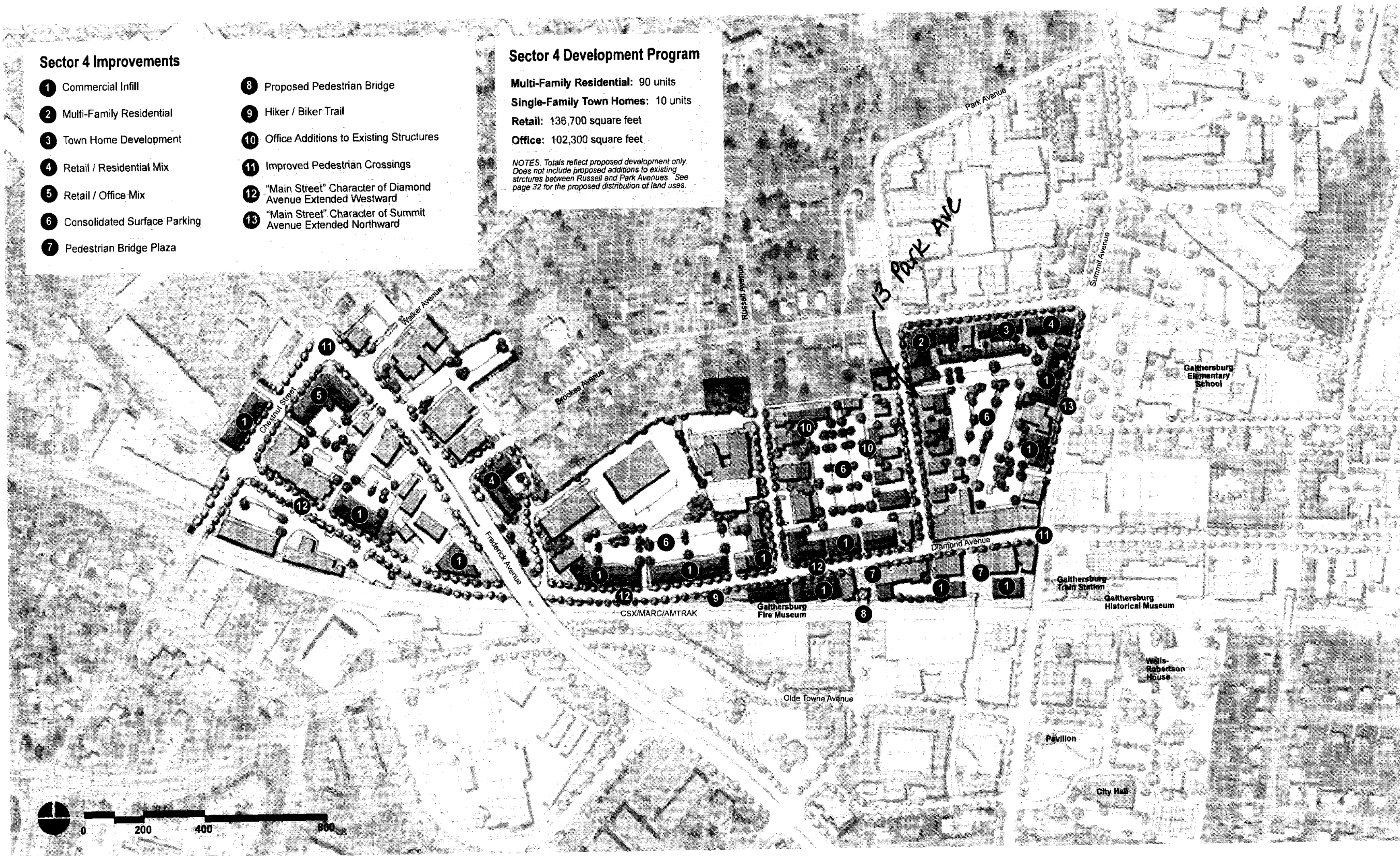
Sector 4 Improvements

- | | |
|--------------------------------|--|
| 1 Commercial Infill | 8 Proposed Pedestrian Bridge |
| 2 Multi-Family Residential | 9 Hiker / Biker Trail |
| 3 Town Home Development | 10 Office Additions to Existing Structures |
| 4 Retail / Residential Mix | 11 Improved Pedestrian Crossings |
| 5 Retail / Office Mix | 12 "Main Street" Character of Diamond Avenue Extended Westward |
| 6 Consolidated Surface Parking | 13 "Main Street" Character of Summit Avenue Extended Northward |
| 7 Pedestrian Bridge Plaza | |

Sector 4 Development Program

Multi-Family Residential: 90 units
Single-Family Town Homes: 10 units
Retail: 136,700 square feet
Office: 102,300 square feet

NOTES: Totals reflect proposed development only. Does not include proposed additions to existing structures between Russell and Park Avenues. See page 32 for the proposed distribution of land uses.



SECTOR 4

Sector 4 is characterized by qualities consistent with a traditional downtown – a variety of vibrant retail and restaurants along a “Main Street”, adjacency to the Brookes Russell Walker Historic District, and convenient, though less direct access and visibility from Frederick Avenue via Chestnut Street. Many infill opportunities are present in Sector 4 that would strengthen the “Main Street” qualities of Diamond and Summit Avenues, allow a densification of adjacent office uses, and introduce new housing opportunities.

Commercial and Residential Infill Opportunities

The greatest opportunities present in Sector 4 are the many commercial infill sites present along Diamond and Summit Avenues. Commercial development constructed to the street edge would fill in the “missing teeth” along these streets, extend their Main Street character north and west, and improve the general pedestrian-friendliness of Olde Towne. Additional restaurants that incorporate sidewalk cafes and retailers that display wares on the sidewalk would increase Olde Towne’s street activity and overall attractiveness to the pedestrian. Infill structures are envisioned up to three stories in height, with ground floor retail uses and residential or office uses above. Market conditions would determine specific uses as sites come on line for redevelopment.

The historic charm of Olde Towne is one of its leading assets. Infill development should in final design reflect this colloquial

and historic vernacular. Many of the historic homes along Russell and Park Avenues have been converted to office uses to establish an appropriate buffer between the commercial areas of Olde Towne and the adjacent historic district. Recent developer interest in this area indicates the desire to increase the density. Additions to these structures that respect the historic integrity of the original building and the historic character of this area should be permitted. The additions shown on the illustrative plan at left are provided to illustrate this concept only and do not indicate actual proposals.

The residential structures at 6 and 18 Diamond Avenue should be preserved and adaptively reused for non-residential uses. These structures will provide handsome “book ends” to the proposed development between them.

Residential infill opportunities exist along Brookes Avenue between Park and Summit Avenues. These narrow parcels are well-suited for small multi-family buildings, town homes, or two-over-two condominiums.

Several retail infill opportunities exist between Diamond Avenue and the railroad tracks. Small retail structures are proposed to flank the proposed plaza spaces at the foot of the existing and proposed pedestrian bridges that cross the railroad tracks. The City should encourage infill development at these sites to replace the unsightly surface parking lots and mask the unsightly rear of existing structures adjacent to

the tracks. Retail venues could support cafes, coffee shops, or commuter serving convenience retail uses like small groceries, flower shops, and dry cleaners to animate the plaza spaces and create a more welcoming arrival as pedestrians cross the bridge. The existing surface parking that these structures displace would be accommodated in consolidated surface lots or parking structures proposed in this Sector and throughout Olde Towne.

Consolidated Surface Parking

Several opportunities to consolidate surface parking for use by the public and private businesses exist in Sector 4. Where feasible, all surface parking should be located in the middle of the block, behind existing and proposed structures. Clear and visible directional signage will direct vehicles to all public surface parking. Direct, well-lit pedestrian ways that connect the surface parking to the street will improve safety at night.

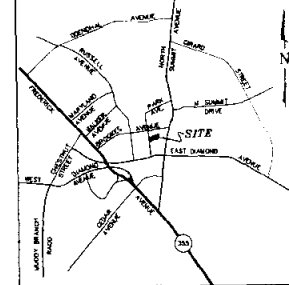
Connectivity and Gateway Improvements

Many of the connectivity improvements proposed in Sector 4 are geared toward the pedestrian. Streetscape improvements of new sidewalk paving, street tree planting, and pedestrian-scaled street lights would reinforce Diamond Avenue’s “Main Street” character and create a pedestrian-friendly environment as they stroll to shop and dine in Olde Towne.

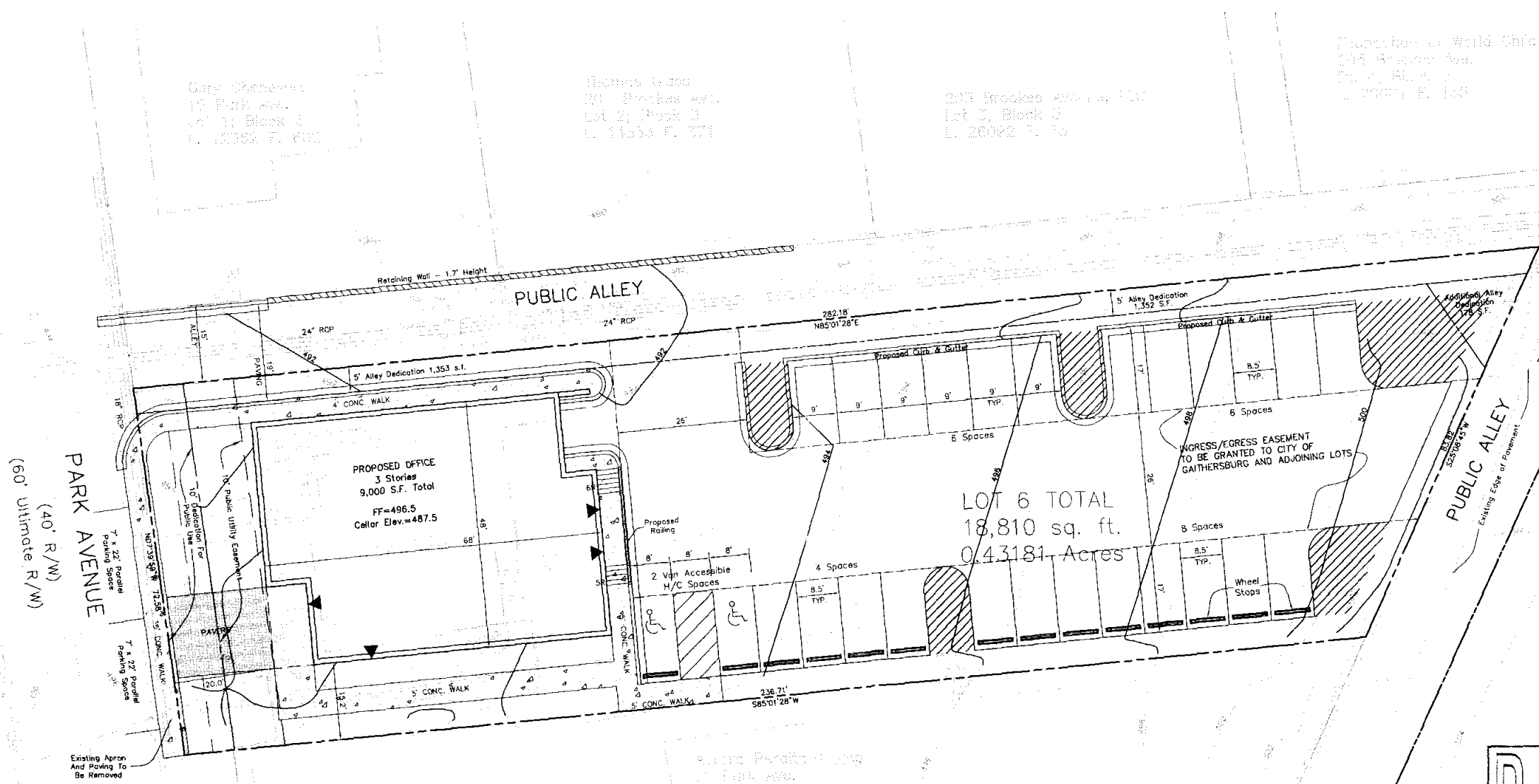
The hiker/biker trail proposed in other Sectors would continue here in a westward

direction on the north side of the tracks, potentially connecting neighborhoods lying on the west side of Olde Towne to the district’s commercial center. Residents living on the west side of Olde Towne would have an opportunity to walk or bike to catch a train to work. A portion of the trail west of Summit Avenue could be constructed as a boardwalk to reflect the boardwalk construction and interpretive features found on the east side of Summit Avenue. Like in Sector 3, the hiker/biker trail would also connect to the existing and proposed pedestrian bridges. Linking Olde Towne across the tracks, these bridges provide a convenient and safe way for pedestrians to cross the railroad tracks and access to the existing parking structure.

The most pronounced Olde Towne gateway in Sector 4 is located at the intersection of Frederick Avenue and Chestnut Street. This area lacks a sense of place and is not welcoming to the pedestrian. New crosswalk or intersection paving, improved traffic signaling, streetscape improvements, and new infill development constructed at the street edge along Chestnut Street would reinforce this intersection as a major gateway into Olde Towne, as well as alert motorists to the presence of pedestrians. New, welcome and directional signage would clearly identify Chestnut Street as the route motorists should take to access Olde Towne from the northwest side of the district.



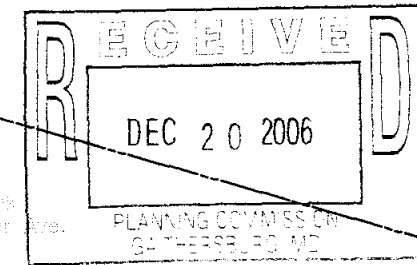
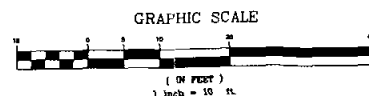
VICINITY MAP
SCALE 1" = 2,000'



LOT 6 TOTAL
18,810 sq. ft.
0.43181 Acres

PARKING LOT AREA = 9,109 S.F.

PARKING LOT GREEN SPACE = 949 S.F.



TAX MAP FT 562 WSSC 224 NW 09
PARKING GREEN SPACE EXHIBIT
LOT 6 BLOCK 3
CAMSON PROPERTY
PLAT BOOK B PLAT 40
9TH ELECTION DISTRICT - MONTGOMERY COUNTY -

MHG Macris, Hendricks & Glascock, P.A.
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9220 Wighman Road Suite 120
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NO.	DATE	DESCRIPTION	BY

ARCHITECT
Mr. Peter Cheung
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Olney, MD 20832
ph. (301) 774-2496
fax (301) 774-2795

OWNER/DEVELOPER
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fax (301) 670-0495

Call "Miss Utility"
Telephone 1-800-267-7777
For Utility Locations At
Least 48 Hours Before
Beginning Construction






CSP-06-004
#9
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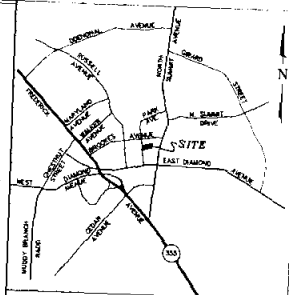
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FOREST CONSERVATION TABLE	
DESCRIPTION	SIZE
Total Tract Area*	0.43 Acres
Tract remaining in Agricultural Use	0.00 Acres
Road & utility ROW easements	0.05 Acres
Existing Forest	0.05 Acres
Total Forest Retention	0.00 Acres
Land Use Categories	0.00 Acres
	Central Business District
Afforestation Threshold	15 %
Reforestation Threshold	15 %
Forest in Wetland - Retained	0.00 Acres
Cleared	0.00 Acres
Planted	0.00 Acres
Forest in 100-Year Floodplain - Retained	0.00 Acres
Cleared	0.00 Acres
Planted	0.00 Acres
Forest in Stream Valley Buffer Retained	0.00 Acres
Cleared	0.00 Acres
Planted	0.00 Acres
Forest in other Priority Areas Retained	0.00 Acres
Cleared	0.00 Acres
Planted	0.00 Acres
Stream Valley Buffer Length	0.00 Feet
Average Width	0.00 Feet
Total Environmental Buffer	0.00 Acres
Env. Buffer w/in Cnsrv. Easement	0.00 Acres

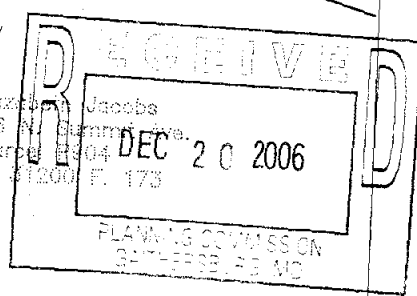
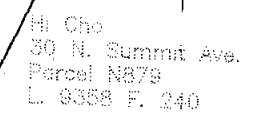
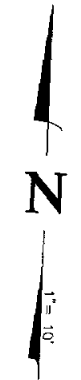
* Variation in total tract area from approved SUE/FSD due to boundaries shown

LEGEND

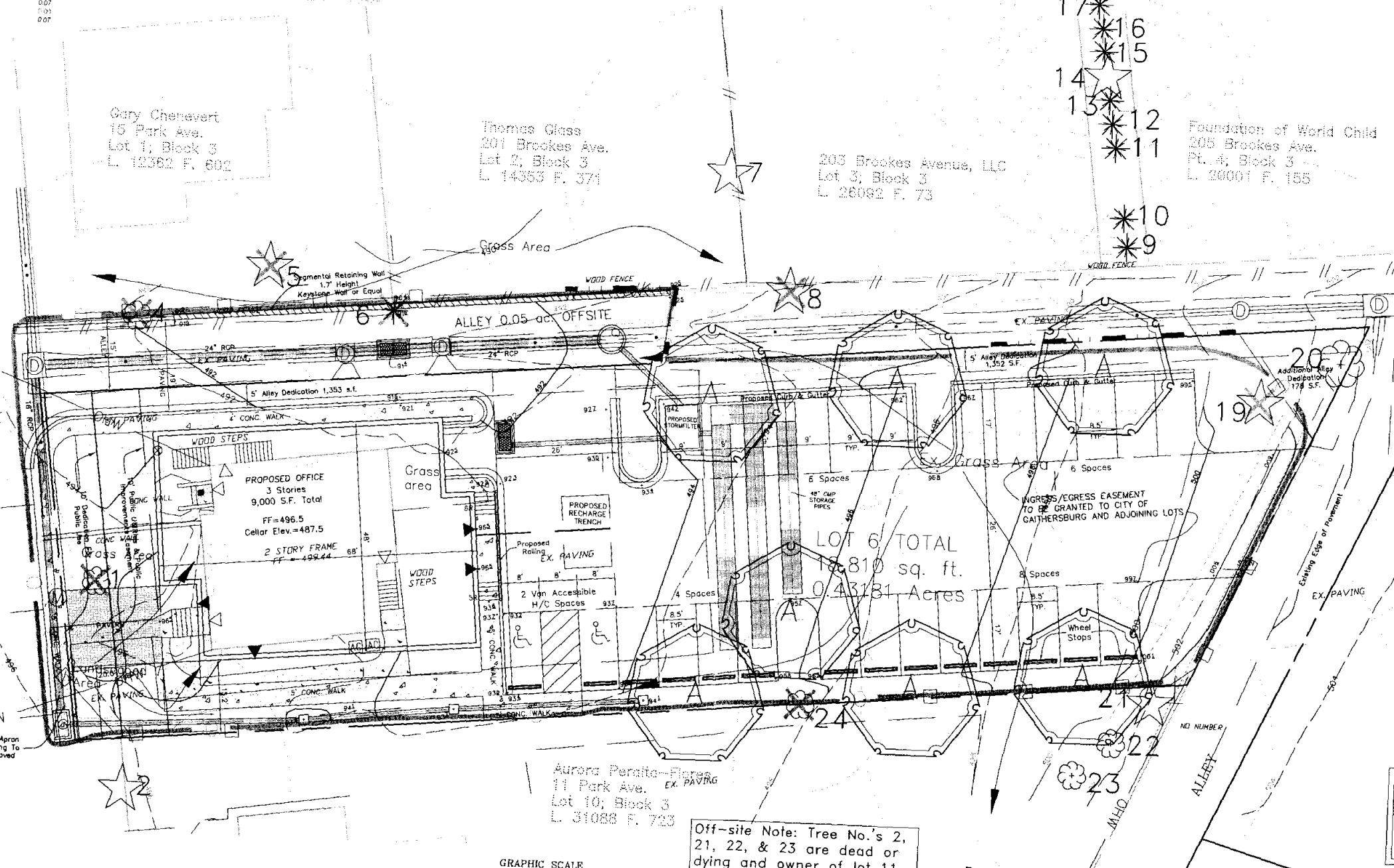
	Tree
	Significant Tree
	Tree Removal
	Critical Root Zone (CRZ Radius)= 1.5ft per inch DBH
	Tree Protection Fence
	Limit of Disturbance (LOD)
	Root Pruning



VICINITY MAP
SCALE 1" = 2,000'



0.07 AFFORESTATION
REQUIREMENT TO BE
MET VIA LANDSCAPING
CREDIT



Off-site Note: Tree No.'s 2, 21, 22, & 23 are dead or dying and owner of lot 11 should be notified to remove existing hazards.

Prepared for:
Mr. Brian Cameron
13 Park Avenue
Gaithersburg, MD 20877
ph. (301) 670-0293
fax (301) 670-0495

PRELIMINARY FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

JOHN DOUGLAS STEVENS
RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES;
ISA CERTIFIED ARBORIST No. MA-0753-A
MARYLAND LICENSED TREE EXPERT No. 550

Key	Qty	Botanical Name	Common Name	Cal	HGT	SPD	Roots	Spacing
AR	7	Acer rubrum "October Glory"	October Glory Red Maple	21/2-3"			B&B	

NO.	DATE	DESCRIPTION

TAX MAP FT 562

WSSC 224 NW 09

PRELIMINARY FOREST CONSERVATION PLAN

CAMSON PROPERTY

PLAT BOOK B PLAT 40
9TH ELECTION DISTRICT - CITY OF GAITHERSBURG -



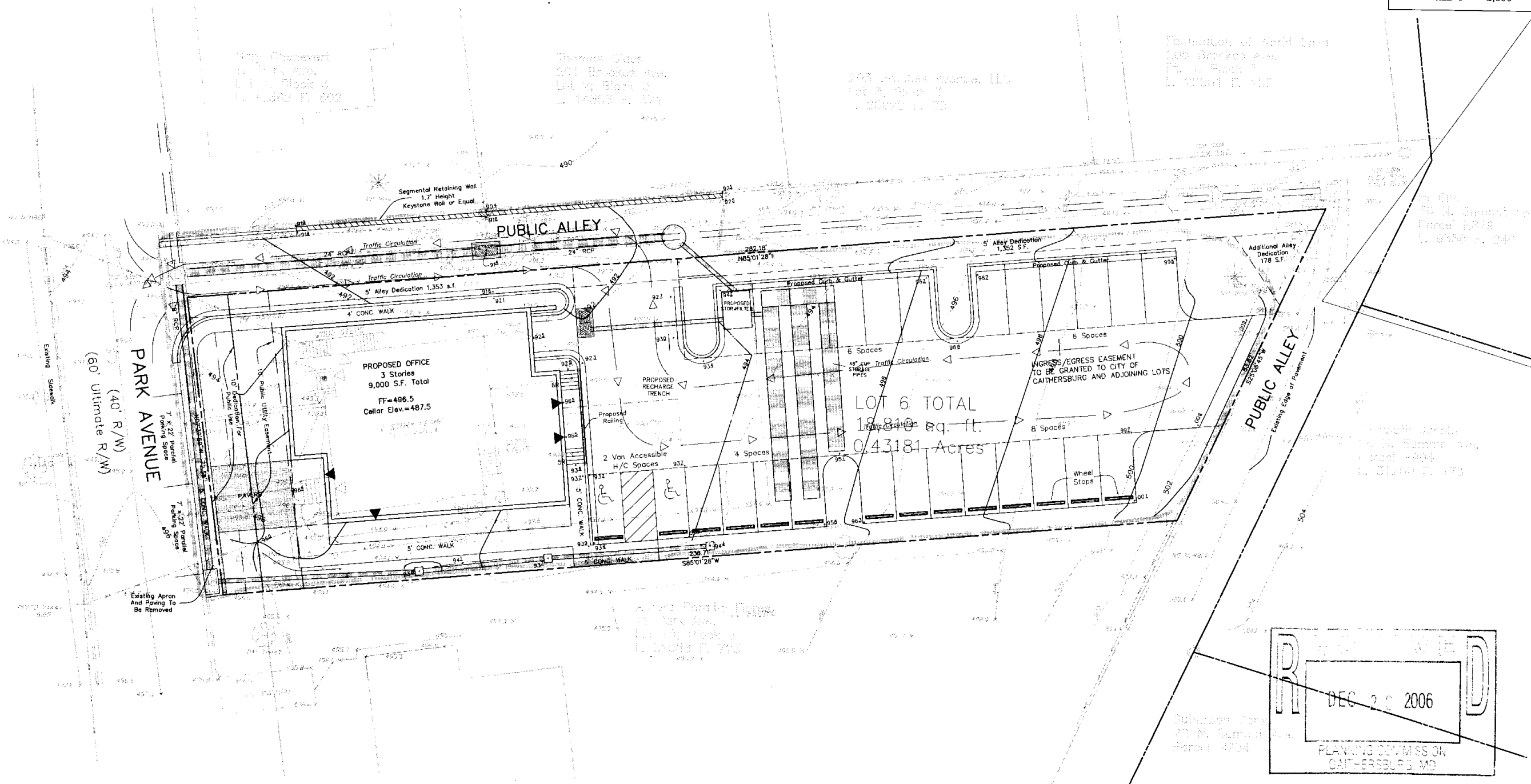
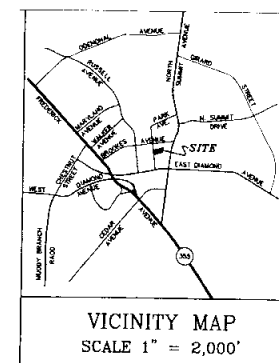
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9 800-631-6999
CSP-06-004
#10

Stormwater Management Summary

Channel Protection Stormwater Management (Cp) is not proposed or required because the 1-year proposed development peak runoff rate is less than 2 cfs. Water Quality Control for the majority of the proposed parking lot is to be provided by an Volume Based Stormfilter. Roof runoff is to be directed to a stone filled groundwater recharge trench to be located beneath the proposed parking lot. Full quality stormwater management cannot be provided for the project on-site because a portion of the project improvements are located off the property at a lower elevation.



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TAX MAP FT 562 WSSC 224 NW 09

PRELIMINARY SWM CONCEPT PLAN
LOT 6 BLOCK 3
CAMSON PROPERTY
PLAT BOOK B PLAT 40
9TH ELECTION DISTRICT - MONTGOMERY COUNTY

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